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ATCHISON VILLAGE AND ANNEX
HOUSING PROJECTS

City of Richmond, California

Brief Historical Review
and
Alternate Methods of Future Operation

Prepared by
Office of the City Manager
Research Division
October 25, 1954

The following is taken from the First Annual Report of the Housing Authority of the City of Richmond, California, May 4, 1952.

NATIONAL DEFENSE PROJECT

Atchison Village Project Cal. 4171-X

"Atchison Village" is located at Macdonald Avenue from First Street to Garrard Boulevard, to the junction of the Santa Fe Railroad, thence east to First Street and north to Macdonald Avenue.

It consists of four hundred fifty (450) dwelling units, consisting of 68 one bedroom, 272 two bedroom, and 110 three bedroom units. This project is exclusively for civilian workers in defense industries. Financed with Lanham Act funds through the Federal Works Agency.

The Local Authority was designated the Agent of the Federal Works Administrator for the construction of this project, subject to supervision of the United States Housing Authority.

The Authority has been honored by Brigadier General Philip B. Fleming, Federal Works Administrator, in having been chosen as the first Local Housing Authority in the United States to manage a defense project in accordance with the new policy of the Division of Defense Housing.

On June 11, 1941, the President of the United States approved funds for the erection of a four hundred fifty (450) unit housing project for workers in defense industries of Richmond. Funds for this project were made available by passage in Congress of the "Lanham Act". The cost of this project is approximately One Million Seven Hundred and Seventeen Thousand Dollars (\$1, 717, 000, 000).

One hundred sixty-nine (169) buildings with accommodations for four hundred fifty (450) families, and an Administration Building, are either completed or under construction. It is estimated between 1700 and 1800 persons will live on the project.




ATCHISON VILLAGE • DEFENSE HOUSING PROJECT • CONSTRUCTED
1942

FEDERAL WORKS AGENCY
U.S. HOUSING AUTHORITY

CAL. 4171 X

For The HOUSING AUTHORITY of The CITY OF RICHMOND, California.

CARL I. WADNECKE, Architect
ANDREW T. HASS, Asso. Archt.
525 Market St. San Francisco.



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October 25, 1954

Mr. Edwin S. Howell
City Manager
Richmond, California

Dear Mr. Howell:

This report is submitted in accordance with a recent request by the City Council that the City Manager submit a complete analysis of accepting Atchison Village and Atchison Village Annex for low-rent use.

In preparing this report, I have kept in mind that the ultimate decision of the City Council will probably be based upon five factors:

1. A review of previous policy and various actions as taken by previous or present members of the City Council.
2. A study of probable costs and revenues as may apply to each of the five methods of disposition.
3. A review of the community's needs for additional low-rent housing. (This is currently being prepared by Dr. Paul Wendt of the University of California.)
4. Testimony and presentations as may be made to the City Council by interested individuals or organizations.
5. Factors of policy and supplementary information as may be developed by members of the City Council.

This report as a general review covers the first two items above. This office is prepared to supplement this report to any extent desired by the City Council.

Respectfully submitted,

John J. Garvey, Jr.
Research Assistant

LOW-RENT HOUSING ANALYSIS

LOW-RENT HOUSING IN OPERATION - OCTOBER, 1954:

Wynston Village	103 Dwelling Units	12.88 Acres
Triamie Court	" "	13.77 "
Easter Hill	" "	21.33 "
	<u>300</u>	

ATCHISON VILLAGES (LOW-RENT) & ATCHISON ANNEX (LOW-RENT)

Site Area in Acres = 50.03

Size & Type Structures:

(17) 1-story	4 units	100	66 Dwelling Units
(80) 1-story	2 "	100	" "
(40) 2-story	4 "	184	" "
(19) 2-story	2 "	78	" "
		<u>462</u>	" "
(50) Duplexes		<u>100</u>	" "

212 Buildings 550 Dwelling Units

Total Development Cost: (Source: W. H. Henry, FHA Commissioner)

Atchison	\$ 1,794,070.00
Annex	368,492.12
<u>Total</u>	<u>\$ 2,162,562.12</u>

Cost per Dwelling Unit to Develop..... \$ 3,933.58

Present Atchison to find taxes are computed by extending the "otherwise assessable value of the property" by the tax rate. Less deduction for costs the City is liable for, in lieu of payments to the City were:

1952-53	\$16,530.82
1953-54	14,860.74

Sequence of Disposal of Atchison & Annex, as outlined by FHA (Exhibit B) is as follows:

DISPOSAL I - TRANSFER TO LOW RENT

1. Typical Estimated Annual Revenue:

a. Property Tax

550 Units (@ avg. net rent of \$49/mo.
or \$588/yr.)*

Average Annual in lieu payment @ 10%
shelter rent, payable to City, County
& Districts.....\$32,340

*RHA Estimate

City's Share--based on formula of
equivalent proportions of City &
County tax rates - 27.8% of total
paid (See Ex. F(1) as used in 1953)..... \$ 8,990.00

b. Other Revenue

Sources of non-property tax revenue realized
from residents in low-rent housing are sub-
stantially the same as that from private
residences except, by reason of cooperation
agreement, a low-rent project is exempt from
all special assessments and personal property
levies.

2. Expenses for Services Rendered

As taken from cooperation agreement, City agrees
to furnish project tenants with the same services
and facilities as are furnished without cost or
charge to other dwellings or inhabitants of City.
RHA may deduct from in lieu the cost of services
not so furnished.

3. Other Factors Affecting Revenue or Expenses

- a. City's in lieu tax payments fluctuate accord-
ing to: (1) number of units occupied; (2) level
of rents, and (3) ability to pay. Meanwhile
service remains constant.
- b. Expected life of dwellings is 40 to 60 years.
Assuming a December 31, 1954 conveyance date,
RHA will own dwellings 40 years later. At
that time, the buildings will be 52 years
old (since they were opened for occupancy in
1942). According to the RHA-PHA operation

1. Typical Estimated Annual Revenue:

a. Property Tax

550 Units @ avg. net rent of \$49.00.
or \$26,950/yr.*

Average Annual in lieu payment @ 10%
charter rent, payable to City, County
& Districts.....\$32,340

*RHA Estimate

City's Share--based on formula of
equivalent proportions of City &
County tax rates - 27.8% of total
paid (See Ex. F-1) as used in 1953).....\$ 2,900.00

b. Other Revenue

Sources of non-property tax revenue realized
from residents in low-rent housing are sub-
stantially the same as that from private
residences except, by reason of cooperation
agreement, a low-rent project is exempt from
all special assessments and personal property
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RHA may deduct from in lieu the cost of services
not so furnished.

3. Other Factors Affecting Revenue or Expenses

a. City's in lieu tax payments fluctuate accord-
ing to: (1) number of units occupied; (2) level
of rents; and (3) ability to pay. Meanwhile
service remains constant.

b. Expected life of dwellings is 40 to 60 years.
Assuming a December 31, 1954 conveyance date,
RHA will own dwellings 10 years later. At
that time, the buildings will be 52 years
old (since they were opened for occupancy in
1942). According to the RHA-RHA operation

agreement (Exhibit B (9), RHA shall maintain project in good repair, order and condition and shall submit annual budgets for approval to PHA to accomplish same. Loans may be obtained with PHA approval.

- c. Operating surplus is annually paid to PHA. RHA assumes sole obligation of any year's operating deficit. "Allowable expenses" may be charged against the succeeding year's receipts.
- d. The need to develop a satisfactory disposition of responsibility to correct substandard street, drainage and building conditions. (See Exhibit E, et seq.)
- e. By reason of waiver of personal property tax, City does not receive revenue which would otherwise be obtainable under a plan of ownership of rented dwelling units. (There are no city personal property taxes on private residences individually owned.

DISPOSAL II - PRIVATE SALE, IF SUBDIVIDABLE

1. Typical Estimated Annual Revenue:

a. Property Tax

Estimated market value - over \$4,000,000
 - probable assessable value of \$1,000,000
 @ present City adjusted tax rate (\$2.17
 / 8% or 2.34)..... \$23,400.00

Reduce this by an estimated veteran exemption factor (60% of units to be purchased individually or jointly by veterans)..... - 7,700.00

Add to this an allowance for personal property tax for 40% dwellings renter occupied..... 6,600.00

\$22,300.00

b. Other Revenue

Same as private dwellings, including City's right to levy special assessments & service charges as needed.

Expenses for Services Furnished

City will furnish same service as furnished to all other residents and private dwellings.

Other Factors Affecting Revenue or Expenses

a. Property taxes will fluctuate as private residences, according to assessed value.

b. A determination should be made as to whether FHA will bring buildings and streets up to standards before sale.

Section IV - MUTUAL VETERANS OWNERSHIP PLAN FOR SUBSIDIZED

Revenue and expenses substantially the same as discussed in Section III. Real and personal property tax should be greater because of the fact that one or a few cooperative ownership of the property the entire project.

Section V - GOVERNMENT OR COOPERATIVE AND LEASEHOLD

1. Government (Final) Income

If the City Council should request that a full study be made for this alternative, findings would have to be made:

a. A realization that by reason of disposal of the property, only part of this project may remain unsold and available for accelerated city purchase;

b. A review of the Charter to see if City can own and operate public housing;

c. The best purchase price FHA might make available to the City;

d. Bond issue or method of financing required for purchase;

e. An estimated amortization schedule;

f. An estimated profit and loss schedule;

g. A determination as to whether City would operate or whether City would contract with FHA to operate;

h. A range of income and estimated expenditures.

2. Competitive Bid

Revenue and expenses substantially same as Disposal Plan II. Real and personal property tax should be at the maximum under this plan assuming purchase of substantial portion of project by a private organization.

INDEX TO
EXHIBITS OF PAST AND PRESENT ACTION ON ATCHISON AND ANNEX

A. RELATED BACKGROUND

- (1) Resolution 2710 - Declaring Need for A Housing Authority in the City of Richmond - January 20, 1941.
- (2) Resolution 2833 - Requesting Federal Works Administration to place Atchison Village Housing Project in the jurisdiction of the Housing Authority of the City of Richmond for Management - December 8, 1941.

B. POLICY WITH RESPECT TO ATCHISON AND ANNEX AS ADOPTED UP TO 1950

- (1) Telegram, August 5, 1946, Federal Public Housing Authority to RHA advising Atchison available for disposition.
- (2) Resolution 3887 - Consenting to acquisition of Atchison Village by Housing Authority by City of Richmond - August 19, 1946.
- (3) Resolution 3896 - Consenting to acquisition of Atchison Village Annex by Housing Authority by City of Richmond - September 3, 1946.
- (4) Letter dated November 20, 1946 from R.S. Elliott, RHA Director to City Council transmitting Housing Resolutions 331 and 361 on Atchison and Annex.
- (5) Resolution 331 - Authorizing acquisition of Atchison Village for Permanent Housing Program - November 20, 1946.
- (6) Resolution 361 - Authorizing Acquisition of Atchison Village Annex for Permanent Housing Program - November 20, 1946.
- (7) Resolution 4941 - Requesting Conveyance to RHA of Permanent War Housing Projects (Atchison and Annex) for low rent use; Authorizing Application; Approving Cooperation Agreement - November 6, 1950.

EXHIBIT OF PART TWO, CHAPTER TWO, SECTION TWO, PARAGRAPH TWO

CONFIDENTIAL

1. The following information was obtained from a review of the records of the Department of the Interior, Bureau of Land Management, for the period 1941 to 1945.

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(6) The following information was obtained from a review of the records of the Department of the Interior, Bureau of Land Management, for the period 1941 to 1945.

(7) The following information was obtained from a review of the records of the Department of the Interior, Bureau of Land Management, for the period 1941 to 1945.

- (8) Condensed Highlights of November 6, 1950 Cooperation Agreement between City and RHA.
- (9) Condensed Highlights of Conveyance Contract between RHA and PHA.
- (10) Resolution 4968 (Use of Atchison Village Annex Land) and letter of January 9, 1951 from J.G. Melville to City Attorney citing discrepancy between City Resolutions 4968 and 4941.

C. OTHER CITY LOW RENT POLICY ADOPTED UP TO 1950

- (1) Resolution 4675 - Approving Application for Preliminary Loan from the Public Housing Administration by the Housing Authority of the City of Richmond - October 3, 1949.

D. RECENT CITY-GOVERNMENT EXCHANGES ON ATCHISON AND ANNEX

- (1) Letter dated July 31, 1953 from Albert M. Cole, Administrator, to Mayor Ed J.J. McKeegan, deferring Atchison and approving Easter Hill.
- (2) Letter dated February 8, 1954 from E. Stanton Foster to Robert D. Lee advising of Atchison deferment to December 31, 1954.
- (3) Letter dated April 8, 1954 from J. Melville to Robert D. Lee questions City Council intent on low rent transfer.
- (4) Telegram of July 28, 1954 from Mayor J. Sheridan to Charles E. Slusser, Commissioner, requesting Atchison deferment to June 30, 1955.
- (5) Reply to telegram, letter dated August 5, 1954, Charles E. Slusser to Mayor Sheridan, denying request for deferment.
- (6) Letter dated August 18, 1954, E. Stanton Foster to W.E. Thompson, outlying alternate Atchison disposal plans.
- (7) Letter dated October 20, 1954 from E. Stanton Foster specifically citing the family change-over plan following conveyance and future disposition should a need for low-rent no longer exist.

E. CONDITION OF ATCHISON SITE IMPROVEMENTS

- (1) Letter dated August 24, 1953 from W.E. Thompson to Dr. A.B. Hinkley citing sub-standard street and drainage facilities.
- (2) Letter dated September 11, 1953 from E. Stanton Foster to Robert D. Lee stating street repair was City responsibility since City accepted dedication.
- (3) Letter dated November 4, 1953 from Robert D. Lee to W.E. Thompson transmitting copy of City's Resolution accepting streets.
- (4) Resolution 3663 - Accepting Deed of Dedication of certain streets and avenues located in the City of Richmond - September 11, 1945.
- (5) Outline of work to restore street improvements in Atchison and Annex - August 20, 1953.
- (6) Revised Preliminary Cost Estimate to restore street & improvements in Atchison and Annex - August 14, 1953.
- (7) 1953.
- (8) Letter dated September 29, 1953 from E.A. Hoffman to C.A. Pitchford relating to Atchison Village storm drainage.
- (9) Estimated costs to bring Atchison and Annex up to required building standards.

F. MISCELLANEOUS

- (1) Letter dated November 25, 1953 from W.H. Hemry to F.J. Simoni concerning allocation formula for City's share of shelter rent in lieu payments for low rent housing.
- (2) Letter dated October 22, 1954 from F. Simoni regarding estimated 1954 value of Atchison and Annex.

CONTENTS OF ATTORNEY LITTE LITTONS

(1) Letter dated August 24, 1953 from W.E. Thompson to
D. L. Little, Attorney General, and
Attorney General.

(2) Letter dated September 11, 1953 from D. Little
to Attorney General W.E. Thompson, re: Attorney
General's letter dated August 24, 1953.

(3) Letter dated November 4, 1953 from Robert D. Lee to
D. L. Little, Attorney General, re: Attorney
General's letter dated September 11, 1953.

(4) Letter dated November 11, 1953 from D. Little
to Attorney General Robert D. Lee, re: Attorney
General's letter dated November 4, 1953.

(5) Letter dated November 11, 1953 from D. Little
to Attorney General Robert D. Lee, re: Attorney
General's letter dated November 4, 1953.

(6) Letter dated November 11, 1953 from D. Little
to Attorney General Robert D. Lee, re: Attorney
General's letter dated November 4, 1953.

(7) Letter dated November 11, 1953 from D. Little
to Attorney General Robert D. Lee, re: Attorney
General's letter dated November 4, 1953.

(8) Letter dated November 11, 1953 from D. Little
to Attorney General Robert D. Lee, re: Attorney
General's letter dated November 4, 1953.

F. L. LITTON

(9) Letter dated November 11, 1953 from D. Little
to Attorney General Robert D. Lee, re: Attorney
General's letter dated November 4, 1953.

(10) Letter dated November 11, 1953 from D. Little
to Attorney General Robert D. Lee, re: Attorney
General's letter dated November 4, 1953.

RESOLUTION NO. 2710

RESOLUTION DECLARING THE NEED FOR A HOUSING
AUTHORITY IN THE CITY OF RICHMOND, CALIFORNIA

BE IT RESOLVED by the City Council of the City of Richmond, California:

That the City Council of the City of Richmond, California, hereby determines, finds and declares, in pursuance of the "Housing Authorities Law" of the State of California, that:

1. Insanitary and unsafe inhabited dwelling accommodations exist in the City of Richmond, California;
2. There is a shortage of safe and sanitary dwelling accommodations in the City of Richmond, California, available to persons of low income at rentals they can afford;
3. There is a need for a Housing Authority in the City of Richmond, California;
4. The City Clerk promptly notify the Mayor of the City of Richmond, California, of the adoption of this resolution;
5. The Mayor be and he hereby is directed to file in the office of the City Clerk of the City of Richmond, California, the necessary certificate of appointment of the Commissioners of the Housing Authority, designating their terms of office and designating the first Chairman of the Housing Authority, pursuant to Section 5 of the "Housing Authorities Law" of the State of California; and
6. This resolution is hereby declared to be an urgency measure necessary for the immediate preservation of the public peace, health and safety and shall therefore go into immediate effect. A statement of the facts constituting such necessity is as follows:

Unemployment and the existence of unsafe, insanitary and congested dwelling accommodations in the City of Richmond, California, have produced an alarming economic and social condition therein. The immediate adoption of this resolution will enable housing projects to be undertaken in this city and furnish employment to many persons now idle, and enable them to become self-supporting, and will alleviate the aforesaid housing conditions.

January 20, 1941.

RESOLUTION NO. 2833

RESOLUTION REQUESTING FEDERAL WORKS ADMINISTRATION TO
PLACE THE ATCHISON VILLAGE DEFENSE HOUSING PROJECT IN
THE JURISDICTION OF THE HOUSING AUTHORITY OF THE CITY
OF RICHMOND FOR MANAGEMENT

WHEREAS, it has been brought to the attention of the Council of the City of Richmond that the Federal Works Administration proposes that it assume the management of the Atchison Village Defense Housing Project within the City of Richmond, and that the Richmond Housing Authority shall not have the management of the Atchison Village; and

WHEREAS, the Housing Authority of the City of Richmond is to manage the Low Rent Projects, which are also part of the Federal Works Administration program, through the United States Housing Authority; and

WHEREAS, the Housing Authority of the City of Richmond has signally distinguished itself in the conduct of all phases of both its low rent and defense housing program;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond that it petition General Philip B. Fleming, Administrator of the Federal Works Agency, to arrange that management of the Atchison Village Defense Housing Project be placed in the hands of the Housing Authority of the City of Richmond.

The Council of the City of Richmond urges that General Philip B. Fleming give utmost consideration to the following:

1. The Housing Authority is considered competent to manage the low rent projects, the administration of which embraces a much greater degree of technical and managerial detail. It seems a matter of sound reasoning to assume it competent and qualified to manage the Atchison Village Defense Housing Project also.

2. It seems only fair and reasonable that the Federal Works Administration should allow the local authority to manage the Atchison Village Defense Housing Project, because its competency is admitted when the management of the low rent program is given the local authority. Both projects are a part of the Federal Works Agency program and a duplication of effort can and will be avoided if the Federal Works Administration will grant to the local Housing Authority the management of the Atchison Village Defense Housing Project.

3. The Housing Authority of the City of Richmond is composed of men of wide experience in property management.

Resolution No. 2833 (continued)

4. The members of the local Authority and its executive director enjoy a high degree of public confidence and approval, which has resulted in splendid cooperation from all civic agencies and groups within the community.

5. Congress, when passing the United States Housing Act in 1937, insisted that the program be decentralized, and local communities be given control. It appears that defense housing should be approached from the same viewpoint, particularly when a local Authority exists which has so ably conducted its program, which also includes the complete supervision of all phases of construction of that same defense project.

6. A considerable saving to the Federal Government will result from administration by the local Authority, which is a most important consideration when the demand for economy is being so greatly advocated by the general public.

December 8, 1941.

W E S T E R N U N I O N

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HOUSING AUTHORITY OF THE CITY OF RICHMOND R S ELLIOTT
EXECUTIVE SECRETARY ADMINISTRATION BLDG OHIO AND
COMMERCIAL STS RICHMOND CALIF

ATCHISON VILLAGE PROJECT CAL 4171, RICHMOND, HAS BEEN MADE
AVAILABLE FOR DISPOSITION. FEDERAL AGENCIES HAVE FIRST
PRIORITY FOR 30 DAYS AFTER NOTICE IS GIVEN, TO PURCHASE PROJECT
FOR THEIR OWN USE. IF NO FEDERAL AGENCIES ARE INTERESTED, NEXT
PRIORITY GOES TO A LOCAL HOUSING AUTHORITY WISHING TO ACQUIRE
THE PROPERTY FOR LOW RENT USE ONLY IN ORDER FOR LOCAL HOUSING
AUTHORITY TO AVAIL ITSELF OF THE OPPORTUNITY TO ACQUIRE THIS
PROJECT. IF MUST PASS RESOLUTION SIGNIFYING ITS INTENTION TO
ACQUIRE AND HAVE CITY COUNCIL PASS RESOLUTION OF CONSENT. WHEN
RESOLUTIONS ARE SUBMITTED TO FPHA AND FOUND TO BE IN ORDER AND
A NEED SHOWN TO EXIST, A RECOMMENDATION WILL BE MADE TO CONGRESS
FOR TRANSFER

FRED D. PRAKEL FEDERAL PUBLIC HOUSING AUTHORITY.

(No. R1-1326)

CAL 4171 30 FPHA

B(1)

RESOLUTION NO. 3887

CONSENTING TO ACQUISITION OF ATCHISON VILLAGE BY THE HOUSING
AUTHORITY OF THE CITY OF RICHMOND

WHEREAS, the Federal Public Housing Authority has made available for disposition Atchison Village, Project CAL-4171, Richmond, California, and

WHEREAS, the Housing Authority of the City of Richmond has signified its intention to acquire said property and operate said project as a low rent housing program in the City of Richmond.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond that consent is hereby given to the Housing Authority of the City of Richmond to signify its intention to the Federal Public Housing Authority to acquire said Atchison Village, Project CAL-4171 and to operate and conduct said property as a low rent housing project in the City of Richmond.

Adopted: August 19, 1946

RESOLUTION NO. 3896

CONSENTING TO ACQUISITION OF ATCHISON VILLAGE ANNEX BY THE
HOUSING AUTHORITY OF THE CITY OF RICHMOND

WHEREAS, the Federal Public Housing Authority has made available for disposition Atchison Village Annex, and

WHEREAS, the Housing Authority of the City of Richmond has signified its intention to acquire said property and operate same as a low rent housing project in the City of Richmond.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Richmond that consent is hereby given to the Housing Authority of the City of Richmond to signify its intention to the Federal Public Housing Authority to acquire said Atchison Village Annex and to operate and conduct said property as a low rent housing project in the City of Richmond.

Adopted: September 3, 1946

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HOUSING AUTHORITY OF THE CITY OF RICHMOND

Commercial Street at Ohio Avenue

Richmond, California

November 20, 1946

The Honorable Members of the City Council
City of Richmond
City Hall
Richmond, California

Gentlemen:

Enclosed herewith are certified copies of Resolutions No. 331 and No. 361, by the terms of which Resolutions the Housing Authority of the City of Richmond has been authorized by its Board of Commissioners to complete negotiations for the acquisition in fee of Atchison Village and Atchison Village Annex, located in the City of Richmond, County of Contra Costa, State of California, for inclusion in the permanent low rent slum clearance program of said Authority pursuant to the Housing Authorities Law of the State of California. Your Honorable Body consented to the acquisition of Atchison Village and Atchison Village Annex by the adoption of Resolutions No. 3887 and No. 3896, which Resolutions consented to the acquisition of both the Village and the Annex by the Housing Authority of the City of Richmond.

The Federal Public Housing Authority has concurred in the action taken by the Richmond Housing Authority and has agreed to recommend to Congress that the said projects be transferred to the local Authority. In order that the Federal Public Housing Authority may submit to Congress our application to acquire Atchison Village and Atchison Village Annex, it will be necessary that the Authority forward to the Federal Public Housing Authority a letter agreeing to the Basic Terms and Conditions of Sale of the projects to the Authority.

The said Basic Terms and Conditions of Sale are as follows:

1. The Authority shall agree to pay as the purchase price, all net income to FPHA over a fixed period of years, which fixed period of years shall be determined on the basis of the estimated useful life of the project, for decent, safe and sanitary low-rent purposes.

2. The Authority is to utilize the project during the aforesaid fixed period of years for the sole purpose of providing decent, safe and sanitary low-rent housing.

Page Two

The Honorable Members of the City Council
City of Richmond

November 20, 1946

3. The Authority to agree not to dispose of the project throughout the aforesaid fixed period of years.

In addition, and as a local contribution, the property and assets of the Richmond Housing Authority must be exempt from State and local taxation; however, local authorities may be permitted to make payment in lieu of taxes from available project revenues to the same extent as permitted under FPHA policy.

The Authority has agreed to all the Basic Terms and Conditions of Sale as above set forth, insofar as it has the authority to agree; however, it will be necessary that your Honorable Body agree, by the adoption of a resolution, to exempt all the property and assets of Atchison Village and Atchison Village Annex from the payment of all local taxes in order that all the requirements of FPHA are met. The Authority will, therefore, appreciate it very much if your Honorable Body will take immediate action and adopt such resolution and forward us three certified copies thereof, as we desire to complete the application for acquisition of these projects immediately for early action by the next session of Congress in January.

Thanking you for your cooperation in this matter, I am

Very truly yours,

HOUSING AUTHORITY
City of Richmond

/s/ R. S. Elliott
R. S. ELLIOTT
Executive Director

RSE:dfr
Enclosures

Dear Mr. [Name],

I am writing to you regarding the [Topic].

As you know, the [Topic] is a very important issue. It affects many people and has a significant impact on the [Topic].

I have been thinking about this issue for some time. I believe that the [Topic] is a complex issue that requires a lot of research and analysis. I have been looking at the [Topic] from a different perspective and I think I have found some interesting results.

I am writing to you to share my findings with you.

Yours faithfully,

[Signature]

[Name]
[Address]
[City]
[Country]

[Name]
[Address]

RESOLUTION NUMBER 331

RESOLUTION AUTHORIZING ACQUISITION OF
ATCHISON VILLAGE CAL-4924 (CAL-4171) FOR
PERMANENT HOUSING PROGRAM PURSUANT TO THE
HOUSING AUTHORITIES LAW OF THE STATE OF
CALIFORNIA.

WHEREAS, the Federal Public Housing Authority has made available for final disposition that certain housing project located in the City of Richmond, County of Contra Costa, State of California, and commonly known as Atchison Village, CAL-4924 (CAL-4171), and

WHEREAS, the Housing Authority of the City of Richmond has entered into negotiations with the Federal Public Housing Authority for the acquisition in fee of said project, for the purpose of operating said project in connection with the permanent low rent slum clearance program of said Authority pursuant to the Housing Authorities Law of the State of California, and

WHEREAS, the City Council of the City of Richmond, at a regular meeting on August 19, 1946, adopted Resolution No. 3887 "Consenting to Acquisition of Atchison Village by the Housing Authority of the City of Richmond", and

WHEREAS, the Federal Public Housing Authority has signified its desire that the Housing Authority of the City of Richmond acquire said Atchison Village for inclusion in its permanent low-rent slum clearance housing program.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA:

1. That said Authority shall as early as possible complete negotiations for the acquisition in fee of Atchison Village, CAL-4924 (CAL-4171), located in the City of Richmond, County of Contra Costa, State of California, for inclusion in the permanent low rent slum clearance program of said Authority pursuant to the Housing Authorities Law of the State of California.

2. This Resolution shall take effect immediately.

(SEAL)

J. A. GIOVANINI
Chairman

ATTEST:

R. S. ELLIOTT
Secretary

Dated: August 13, 1946

RESOLUTION NUMBER 361

RESOLUTION AUTHORIZING ACQUISITION OF
ATCHISON VILLAGE ANNEX CAL-4924 (CAL-4174)
FOR PERMANENT HOUSING PROGRAM PURSUANT TO
THE HOUSING AUTHORITIES LAW OF THE STATE
OF CALIFORNIA.

WHEREAS, the Federal Public Housing Authority has made available for final disposition that certain housing project located in the City of Richmond, County of Contra Costa, State of California, and commonly known as Atchison Village Annex, CAL-4924 (CAL-4174), and

WHEREAS, the Housing Authority of the City of Richmond has entered into negotiations with the Federal Public Housing Authority for the acquisition in fee of said project, for the purpose of operating said project in connection with the permanent low rent slum clearance program of said Authority pursuant to the Housing Authorities Law of the State of California, and

WHEREAS, the City Council of the City of Richmond, at a regular meeting on September 3, 1946, adopted Resolution No. 3896 "Consenting to Acquisition of Atchison Village Annex by the Housing Authority of the City of Richmond", and

WHEREAS, the Federal Public Housing Authority has signified its desire that the Housing Authority of the City of Richmond acquire said Atchison Village Annex for inclusion in its permanent low-rent slum clearance housing program.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA:

1. That said Authority shall as early as possible complete negotiations for the acquisition in fee of Atchison Village Annex, CAL-4924 (CAL-4174), located in the City of Richmond, County of Contra Costa, State of California, for inclusion in the permanent low-rent slum clearance program of said Authority pursuant to the Housing Authorities Law of the State of California.

2. This Resolution shall take effect immediately.

(SEAL)

J. A. GIOVANINI
Chairman

ATTEST:

R. S. ELLIOTT
Secretary

Dated: October 1, 1946

CONFIDENTIAL - ATTACHMENT

TO: DIRECTOR, FBI
FROM: SAC, NEW YORK
SUBJECT: [Illegible]

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RESOLUTION NO. 4941

RESOLUTION REQUESTING CONVEYANCE TO HOUSING AUTHORITY OF THE CITY OF RICHMOND OF PERMANENT WAR HOUSING PROJECTS CAL-4171 (ATCHISON VILLAGE) AND CAL-4174 (ATCHISON VILLAGE ANNEX) FOR LOW RENT USE: AUTHORIZING EXECUTION OF APPLICATION FOR SUCH CONVEYANCE, APPROVING COOPERATION AGREEMENT BETWEEN HOUSING AUTHORITY OF THE CITY OF RICHMOND AND THE CITY OF RICHMOND AND AUTHORIZING EXECUTION THEREOF, AND APPROVING THE ACQUISITION, OWNERSHIP, AND OPERATION OF SAID PROJECTS.

WHEREAS, the United States of America, acting through the Housing and Home Finance Agency, Public Housing Administration, owns permanent war housing now known as FHA Project No. CAL-4171 (Atchison Village) consisting of four hundred fifty (450) dwelling units, and FHA Project No. CAL-4174 (Atchison Village Annex) consisting of one hundred (100) dwelling units located in the City of Richmond, County of Contra Costa, State of California; and

WHEREAS, such housing is no longer needed for purposes of war; and

WHEREAS, there exists in said City a need for such housing to be operated as low-rent public housing at rents within the means of low-income families, especially families of living or deceased veterans and servicemen, which need is not being met by private enterprise; and

WHEREAS, such a condition constitutes a menace to the health, safety, morals and welfare of the inhabitants of the City; and

WHEREAS, the Congress of the United States has authorized by Public Law 475, approved by the President April 20, 1950, the conveyance to a public housing agency of such housing to provide housing for families of low-income and, the Housing Authority of the City of Richmond proposes to acquire such housing and to operate it as low-rent housing; and

WHEREAS, pursuant to Section 8(b) of the California Housing Authorities Law, as amended, a low-rent housing project may not be developed, constructed or owned by the Housing Authority of the City of Richmond until the governing body of the City has by resolution approved such project,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHMOND:

Section 1. That it is the determination, finding, and declaration of the City Council of the City of Richmond that it will be in the best interests of the community to make such housing available as low-rent housing for families of low income.

1000

Section 2. That the City Council of the City of Richmond, California does hereby request the conveyance of such housing to the Housing Authority of the City of Richmond to be administered as low-rent housing for families of low income.

Section 3. That the City of Richmond shall enter into a Cooperation Agreement with the Housing Authority of the City of Richmond substantially in the form hereinafter set forth and which Cooperation Agreement is hereby approved:

November 6, 1950.

CONDENSED HIGHLIGHTS OF THE COOPERATION AGREEMENT

Agreed to November 6, 1950
Between the City and RHA

Whereas, the City has asked PHA to convey war housing for low-rent use (Resolution 4941);

Whereas, RHA will enter into contract with PHA to administer said housing;

Whereas, the City wants to assist and cooperate with RHA in such undertakings;

Now, therefore, the parties agree:

1. (a) "Project" shall mean any war housing hereafter conveyed for low-rent.

(b) "Taxing Body" shall mean any political subdivision with authority to assess real or personal property.

(c) "Shelter Rent" shall mean the total charges to all tenants for rents less the cost to RHA of dwelling and non-dwelling utilities.

2. RHA will contract with PHA for acquisition and operation of Projects.

3. (a) City agrees not to levy real or personal property taxes or special assessments upon Project or upon RHA. RHA will make annual payments in lieu of taxes and assessments and in payment for public services and facilities.

(b) For two years following conveyance, in lieu tax payment shall be equal to real property taxes which would have been paid less deductions for previous payments or service performed.

(c) Following two years and continuing thereafter, in lieu payment shall be 10% of aggregate shelter rent.

(d) City will distribute in lieu payments in same ratio to real property taxes. No in lieu payment shall exceed real property taxes that would have been paid if property were not exempt.

(e) If RHA should fail to make in lieu payments, no lien against Project nor assets of RHA shall attach, nor shall interest or penalties accrue.

4. So long as (1) said Project is used for low-rent, (2) an RHA-PHA contract remains in force, or (3) any monies are due PHA from Project, the City shall:

(a) Furnish RHA and tenants of Project with services and facilities the same as are furnished without cost or charge to other dwellings or inhabitants of City.

(b) Insofar as City may do so, (1) grant RHA right to deviate from building code to promote economy and efficiency; (2) make zoning changes in site and surrounding area in order to protect such Project.

(c) Accept grants of easements necessary for the administration of Project.

(d) Cooperate with RHA by other lawful action or ways the City and RHA may find necessary.

5. City agrees, after receipt of request from RHA, that it will accept dedication of streets, roads, alleys, and adjacent sidewalks, together with storm, sanitary sewer mains and outfall sewer systems and pump houses of such Project.

6. If City fails to furnish such services or facilities, RHA may deduct such expense from in lieu payments due from low-rent projects.

7. No previous cooperation agreement between City and RHA shall apply to any Project covered by the agreement.

8. Cooperation agreement shall not be abrogated, changed or modified so long as contract exists between RHA and PHA. City's privileges and obligations shall remain in force for each Project so long as beneficial title to such project is held by RHA and PHA.

Condensed highlights of the Contract between PHA and RHA relating to Conveyance of Atchison Village & Annex Project Agreed to Nov. 6, 1950, Amended June 25, 1952

FINANCIAL ASSISTANCE

(A-2) Request and Need

In accordance with the City's request (Resolution 4941, Nov. 6, 1950) that Project be conveyed to RHA for low rent use, and in accordance with RHA's demonstration to PHA of the need for low-rent housing, PHA hereby determines that Project will meet such need and is suitable for low-rent.

(A-3) Tax Exemption

During the period of use for low-rent, Project will be exempt from all real and personal property taxes.

(A-4) Cooperation Agreement

PHA is satisfied that the Cooperation Agreement entered into Nov. 6, 1950 between City and RHA accomplishes among other things (1) that the City will furnish Project with cooperation and (2) RHA will make in lieu payments not in excess of enabling law.

(A-5) Conveyance of Project

A. PHA conveys RHA all of its right, title and interest in Project.

B. Project Conveyance date to be either before June 30, 1953 or before such later date mutually agreed to by PHA and RHA. Contract shall be void if not so conveyed.

C. Items to be included in conveyance shall be at the discretion of PHA: Land - A map shall be filed with RHA by PHA before conveyance showing portions which comprise site; Other - Buildings, structures, improvements, utilities, equipment, fixtures, appurtenances, and personal property shall be inventoried by RHA and PHA and conveyed by PHA as decided by PHA.

D. PHA shall convey Project "Where Is and As Is" basis without warranty or guarantee as to quantity, quality or location, subject to outstanding exceptions, reservations and restrictions. If RHA does not perform obligations of contract, Project will revert to PHA.

E. RHA shall pay closing and other costs.

F. RHA shall agree to operate Project according to contract, not to encumber Project unless authorized and shall agree to re-deliver title to PHA if and when required.

(A-6) Consideration for Conveyance

For 40 years following conveyance date, RHA (1) shall operate and maintain Project in accordance with Contract and (2) shall pay annually to PHA the residual receipts of Project.

(A-7) National Emergency

During any periods of national emergency when the President shall determine acute housing shortages in the locality for national defense activities, RHA shall operate the Project for the period then determined by Federal or State laws to provide housing for persons engaged in national defense activities.

TERMS AND CONDITIONS

Operation

101 - Use of Project

RHA shall operate the Project solely to provide decent, safe and sanitary dwellings within the financial reach of families who are in the lowest income group and who cannot afford to pay enough to cause private enterprise in their locality or metropolitan area to build an adequate supply of decent, safe and sanitary dwellings for their use.

104 - Maximum Income Limits

RHA, subject to approval by PHA, shall establish and maintain a schedule of maximum income limits for admission and continued occupancy.

Sections 105-112 cover rent, eligibility requirements, tenant selection.

Section 113 - Repairs, Maintenance and Replacement

RHA shall at all times maintain the Project in good repair, order and condition.

121 - Disposition of Excess Property

RHA may at any time determine any personal property and, with approval of PHA, any real property constituting a part of the Project which is no longer useful or necessary to the Project and which is in excess of the needs of the Project. Excess real property shall be sold and the proceeds promptly paid to PHA.

124 - Access to Records

PHA shall have full and free access to the Project and to all books and records of RHA, including the right to audit.

125 - Compliance with Cooperation Agreement

RHA shall perform and comply with Cooperation Agreement and shall enforce its rights thereunder and shall not terminate, amend, or modify the same in any manner except with PHA approval. RHA shall not, without PHA's approval, pay in lieu taxes in excess of those provided by the Cooperation Agreement.

126 - Property Included

Project shall include all real and personal property, or interest therein, conveyed by PHA to RHA and any real or personal property subsequently acquired.

127 - Covenant Against Conveyance

RHA shall not transfer, convey, assign, lease, mortgage, pledge or otherwise encumber Project, provided that if at anytime during the Administration period (40 years) RHA and PHA agree that the Project or any part thereof is no longer suitable for use as low-rent housing, the Project or such part thereof shall be sold and the proceeds promptly paid to PHA.

Fiscal Provisions

A. Operating Receipts shall include all revenues except proceeds from real or personal property or insurance claims for property damages, payable to PHA.

B. Operating Expenditures are (1) the payment of reasonable and proper costs of operating, maintaining and improving the Project; (2) authorized in lieu payments; (3) the maintenance of a proper reserve as approved by PHA; (4) the payment of maturing installments on indebtedness for the Project as approved by PHA.

C. Reserves for such expenditures may be established out of operating receipts as approved by PHA.

D. Residual receipts are the amount by which aggregate operating receipts exceed aggregate operating expenditures for such year.

Sec. 205 - Operating Budget

RHA shall annually submit to PHA its annual operating budget for approval, together with estimated residual receipts. PHA shall review each operating budget for (1) the most efficient and economical operation of Project and (2) the largest residual receipts consistent with low-rent character of Project.

Sec. 206 - Payments to PHA

Any operating deficit occurring in any fiscal year shall be the sole obligation of RHA. Allowable operating expenses may be charged against succeeding years' receipts.

Sec. 207 - Loans

RHA shall not obtain any loan in connection with Project without approval of PHA.

Sec. 208 - Capital Grant or Annual Contribution

PHA is not obligated by this contract to provide a capital grant or an annual contribution with respect to Project.

General Provisions

Sec. 301-2 - Default or Breach

RHA shall deliver possession to PHA of Project in event of substantial breach or default.

Sec. 303 - Reconveyance

PHA may redeliver possession of project to RHA whenever satisfied that such defaults or breaches have been cured.

RESOLUTION NO. 4968

(Note: Although this resolution dealt in most part with the declaration that Harbor Gate, CAL-4175, and Esmeralda Court, CAL-4172, were permanent and suitable for off-site sale, the following "WHEREAS" is significant on the Atchison matter):

"WHEREAS, the acceptance heretofore by the Council of the City of Richmond of the demountable dwelling units of Project CAL-4174 known as Atchison Village Annex, was with the express understanding that such units were not permanent in character but to be temporarily utilized by the Housing Authority of the City of Richmond as public low-rent housing units to alleviate the present housing shortage within the City, and that the land occupied by said Project could thereafter be further utilized for recreational and other public purposes to serve the occupants of permanent dwellings in the vicinity,"

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C HOUSING AND HOME FINANCE AGENCY
O PUBLIC HOUSING ADMINISTRATION
P San Francisco Field Office
Y 1360 Mission Street
San Francisco 3, California

January 9, 1951

The Honorable Thomas Carlson
City Attorney
Richmond, California

Dear Sir:

This will confirm my telephone conversation concerning Resolution No. 4968 which we received from City Clerk Pitchford with his letter of December 28, 1950. This Resolution apparently was adopted by the Council of the City of Richmond at the regular meeting held on December 26, 1950. Our examination of Resolution No. 4968 discloses that the last "Whereas" clause contains what appears to be a statement of fact which is not in accord with our understanding and which is repugnant to the action taken by the Council in the adoption of Resolution No. 4941 on November 6, 1950, in connection with Project CAL-4174, known as "Atchison Village Annex". This particular passage intimates that the prior action of the Council in approving Housing Project CAL-4174 for long-term use as low-rent housing and requesting the PHA to transfer the project under the Housing Act of 1950 to the Housing Authority of the City of Richmond was founded on an "express understanding" that the dwellings in Atchison Village Annex were not permanent in character, but were to be used temporarily by the Housing Authority for low-rent housing to alleviate the present housing shortage within the City, and that the land occupied by the Project "could thereafter be further utilized for recreational and other public purposes to serve the occupants of permanent dwellings in the vicinity".

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
JANUARY 1, 1900

TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO
FROM THE FACULTY OF THE UNIVERSITY OF CHICAGO
The Faculty of the University of Chicago, in a meeting held on the 1st day of January, 1900, at the University Hall, Chicago, Illinois, have adopted the following resolution:

Resolved, That the Faculty of the University of Chicago

do hereby express their appreciation of the services rendered by
the President of the University of Chicago, and of the
Faculty of the University of Chicago, in the
conduct of the University of Chicago, and in the
promotion of the interests of the University of Chicago.

Very respectfully,
The Faculty of the University of Chicago

CHICAGO, ILLINOIS

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS
JANUARY 1, 1900
TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO
FROM THE FACULTY OF THE UNIVERSITY OF CHICAGO
The Faculty of the University of Chicago, in a meeting held on the 1st day of January, 1900, at the University Hall, Chicago, Illinois, have adopted the following resolution:

Resolved, That the Faculty of the University of Chicago do hereby express their appreciation of the services rendered by the President of the University of Chicago, and of the Faculty of the University of Chicago, in the conduct of the University of Chicago, and in the promotion of the interests of the University of Chicago.

Very respectfully,
The Faculty of the University of Chicago

CHICAGO, ILLINOIS

As you probably are aware, the PHA has executed a purchase and sale contract for Project CAL-4174 with the Housing Authority of the City of Richmond on the basis of the request and finding contained in the Council Resolution No. 4941. This Resolution (No. 4941) did not contain any "express understanding" such as that described in Resolution No. 4968. The Housing Act of 1950 does not contemplate that the Project will be "temporarily utilized" by the Housing Authority, but on the contrary contemplates that the transfer of the Project to the Local Authority shall be consummated by written agreement which requires the administration of the Project as low rent housing for a period of 40 years and the payment of the net revenue to the Government during that time. The act also requires that if the Project, or part thereof, during the 40-year period is determined to be no longer suitable for low-rent housing, the Project or part thereof, shall with the approval of the PHA be sold by the Local Authority and the proceeds from such sale shall be paid to the PHA.

I am sure that you recognize that the passage contained in Resolution No. 4968 is entirely inconsistent with the provisions of Resolution No. 4941 which latter Resolution was adopted in relation to Project CAL-4174, which project expressly was included by the Congress in the Housing Act of 1950 for conveyance to the Housing Authority of the City of Richmond.

Resolution No. 4968 contains a finding on the part of the Council that Projects Cal-4172 and 4175 (which previously have been classified by the PHA as "demonmountable") are "temporary in character and unfit for off-site sale". We have previously provided the Mayor and Council with information concerning certain of the considerations which prompted the recent PHA determination that Projects CAL-4172 and 4175 are permanent in character. Aside from the structural characteristics of these particular Projects which warranted a conclusion that the structures were not temporary, we were obliged to consider whether or not a market existed for the structures either for use in place or for off-site sale. On the basis of information which is available to us, we were satisfied that a market exists for off-site use in the event that it is determined at the time of disposition that the structures should not be sold for use in place.

Sincerely yours,

J. G. MELVILLE
Field Office Director

RESOLUTION NO. 4675

APPROVING APPLICATION FOR A PRELIMINARY LOAN FROM
THE PUBLIC HOUSING ADMINISTRATION BY THE HOUSING
AUTHORITY OF THE CITY OF RICHMOND

WHEREAS, the Housing Authority of the City of Richmond is applying to the Public Housing Administration in accordance with the provisions of the United States Housing Act of 1937, as amended, for a Preliminary Loan in the amount of \$575,000.00 to cover the costs of surveys and planning in connection with the development of not to exceed approximately 4,250 dwelling units of low-rent public housing; and

WHEREAS, there exists in the City of Richmond a need for such low-rent public housing at rents within the means of low-income families, especially families of living or deceased veterans and servicemen, which is not being met by private enterprise; and

WHEREAS, such a condition constitutes a menace to the health, safety, morals and welfare of the inhabitants of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the City Council of the City of Richmond does hereby approve the Application of the Housing Authority of the City of Richmond to the Public Housing Administration for a Preliminary Loan in an amount not to exceed \$575,000.00, to cover the costs of surveys and planning in connection with the development of not to exceed approximately 4,250 dwelling units of low-rent public housing in the City of Richmond and does hereby declare its intent to enter hereafter into an agreement with said Housing Authority for the local cooperation by the City in the provision of said low-rent public housing which may be required by the Public Housing Administration pursuant to the United States Housing Act of 1937, as amended.

October 3, 1949.

(11)

(With reference to the subject of low-rent, the following are excerpts from a letter received from Albert M. Cole, Administrator, Housing and Home Finance Agency, Washington, D. C., dated July 31, 1953, directed to the Honorable Ed J. J. McKeegan, then Mayor of the City of Richmond, now a Councilman)

"In order that there may be complete agreement as to the conclusions reached at the conferences which were held on Monday and Tuesday of this week with you and members of your delegation, I should like to set forth in this letter our understandings on the several matters which you raised with us. The items which were the subject of our discussion are as follows:

"1. 'That the 550 family units of wartime housing called Atchison Village and Atchison Village Annex should be retained as they are for 'reservoir housing' during the redevelopment of other projects until December 31, 1954.'

"As you were advised by telegram on July 21, this office has agreed to give you until September 15 to submit your statement of justification as to whether this project is needed for low-rent use, and if so, when you believe it should be transferred. Conversely, if it is your conclusion that the project is no longer needed for low-rent use, a justification as to when the property can be sold on the private market will be submitted by the same date. Upon receipt of your statement, this office will arrive at a conclusion on this matter as promptly as possible.

"3. 'That the funds for 300 units of permanent low-rent housing to be called Easter Hill be provided immediately.'

"You were advised that as soon as the Independent Offices Appropriation Bill becomes law and this Agency is authorized to give approval to the construction of additional low-rent housing projects Easter Hill project will be approved. There would appear to be no reason why this approval could not be granted prior to the expiration of the outstanding low bid, i.e., August 15.

10-18-54

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PUBLIC HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY
SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

February 8, 1954

In reply refer to:
SFFC:MGMT:AREA C

Housing Authority of the
City of Richmond
Robert D. Lee, Executive Director
219 Commercial Street
Richmond 1, California

Gentlemen:

This is to advise you that on January 28, 1954, Administrator Cole of the Housing and Home Finance Agency approved the deferment until December 31, 1954, of the effective date of the transfer of Atchison Village, CAL-4171, and Atchison Village Annex, CAL-4174, to your Authority for low-rent use.

A copy of this letter is being sent to Mayor McKeegan since the City of Richmond has taken an active interest in this matter.

Sincerely yours,

/s/ E. Stanton Foster
Director

cc: Mayor McKeegan
City of Richmond

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HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION
San Francisco Field Office
1360 Mission Street, San Francisco 3, California

In reply please refer to:
SFFO:MGMT:AREA C:

April 8, 1954

Housing Authority of the City of Richmond
Robert D. Lee, Executive Director
219 Commercial Street
Richmond 1, California

Gentlemen:

A newspaper article in the Richmond Independent dated April 2, 1954, reports that in your Authority Commission meeting on April 1, 1954 there was indicated a difference of opinion on whether Atchison Village, CAL-4171 and CAL-4174, should be accepted for low-rent use.

On November 6, 1950, your authority entered into a Contract for Financial Assistance with the PHA agreeing to the transfer of these projects for low-rent use; pursuant to that Contract, on February 18, 1954 we established December 31, 1954 as the "Conveyance Date". If there is any intention on the part of your Authority now to disregard this Contract, we should be promptly advised.

The transfer of Atchison Village to low-rent use has been delayed this long at the request of your Authority and the City of Richmond. If you do not plan to consummate this conveyance, we will take steps at once to plan the disposition of these projects through on-site sale.

Since there is much preliminary action which must be undertaken well in advance of final transfer or sale, please advise us no later than April 30, 1954 as to whether your Authority will accept transfer of these projects for low-rent use on December 31, 1954 or choose to abrogate the existing Contract.

Sincerely yours,

/s/ J.G. MELVILLE

Director

COPY OF TELEGRAM SENT BY CITY OF RICHMOND JULY 28, 1954

Mr. Charles E. Slusser, Commissioner
Public Housing Administration
1201 Connecticut Avenue
Washington, D. C.

Request delay until June 30, 1955 of decision on transfer date of Atchison Village and Atchison Village Annex, Cal 4174 and 4175, to low rent. Mayor's citizens committee following numerous meetings has endorsed extension. Dr. Paul Wendt of University of California, special consultant to the Mayor's committee, has endorsed extension. Dr. Wendt has now been employed by the City to survey low rent public housing needs with assistance of bureau of census and with particular reference to Atchison Village and the Annex. Results of survey will be available in late October. Meanwhile 300 low rent vacancies in Easter Hill, Cal 10-3, will be ready for occupancy shortly after August 9th.

It appears likely that relocation responsibilities of our Redevelopment Agency to house low rent eligibles will be adequately taken care of in Easter Hill and there will be a balance of over 200 additional vacancies to meet the present needs of other families of low income. Atchison Village and Annex are needed in Richmond's redevelopment programs. They provide housing for skilled and key workers whom we ultimately hope to rehouse in Richmond and whose incomes are above low rent eligibility but too low to permit purchase or rental of private housing on local market. When rent increases are authorized and fair rentals go into effect, any element of federal subsidy will be eliminated as to these families in Atchison Village and Annex. Richmond has no other substantial rental units for these families. Richmond sincerely desires to retain these skilled and key workers and their families. Transfer to low rent of Atchison Village and the Annex at this time is, in our opinion, badly timed since we are convinced that Richmond will then lose these workers and their families and our merchants and industries will suffer. We cannot afford this because our resident work force is already out of balance with too many unskilled workers.

Also Atchison Village and the Annex will be greatly needed in connection with the disposition of the temporary Lanham Housing now underway in Richmond. Private development in outlying areas is still lagging and will not in the reasonably near future provide housing for rent or sale within the income limits of the majority of families now in Atchison Village and Annex.

No one in Richmond will be hurt if conveyance to low rent is extended to June 30, 1955. The opinion of the greater majority of all groups in Richmond is that Atchison Village and the Annex must be maintained in their present statuses pending redevelopment of other areas and that the transfer date to low rent should be extended to not earlier than June 30, 1955.

John J. Sheridan
Mayor of the City of Richmond

PUBLIC HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY
WASHINGTON 25, D. C.

Office of
The Commissioner

August 5, 1954

Honorable John J. Sheridan
Mayor of the City of Richmond
Richmond, California

Dear Mayor Sheridan:

Reference is made to your telegram of July 28 requesting delay with regard to decision for the transfer of Atchison Village and Atchison Village Annex, CAL-4174 and CAL-4175 for low-rent use.

In view of our obligation to accomplish expeditious disposal of war housing property we cannot consider delaying accomplishment of the low-rent transfer beyond December 31, 1954. I am authorizing an extension to that date which will permit your Committee to complete its investigation scheduled for late October and to accomplish transfer by December 31, 1954, if such is requested by the Local Housing Authority upon completion of the survey.

If these projects are not transferred to low-rent use they will be sold for continued on-site use and would not in any way decrease the housing supply of the City of Richmond. I am advising our San Francisco Field Office that if a firm application for low-rent transfer is not received by them prior to November 15, 1954 they shall promptly proceed with appraisal and other preparations for sale of these projects with the objective of offering them for sale during January 1955.

Sincerely yours,

/s/ Charles E. Slusser
Commissioner

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C O P Y

San Francisco Field Office
1360 Mission Street
San Francisco, California

In reply please refer to:
SFFO:DISPOSITION:Richmond

August 18, 1954

Wayne E. Thompson, City Manager
City Hall
Richmond, California

Dear Mr. Thompson:

Mr. M. Justin Herman of the Housing and Home Finance Agency has referred to us for reply your inquiry of August 12 concerning the sales procedure which would be followed if Atchison Village and Atchison Village Annex are not transferred to the Housing Authority of the City of Richmond for low-rent use.

Permanent housing constructed under the provisions of the Lanham Act (such as the two projects to which you refer) is disposed of by means of three basic sales plans.

Sales plan 1 is given consideration when each building contains not more than four dwelling units, and the project is physically suited to subdivision on an individual building basis. Some questions of importance in determining whether this plan is used are: (a) Is there a market for the sale of the buildings on an individual basis? (b) Will a sale under this plan result in undue difficulties in disposing of parts of the project not suitable for sale under Sale Plan 1? (c) Can feasible arrangements be made for the operation of the streets and utility systems?

Under Sale Plan 1 each building is offered separately, at a fixed price, to an individual preference purchaser. The order of preference is as follows:

- Class 1 - A vetermor serviceman who occupies a unit in the dwelling structure to be sold or who intends to continue to occupy such unit.
- Class 2 - A non veteran or nonserviceman who occupies a unit in the dwelling structure to be sold and who intends to continue to occupy such unit,
- Class 3 - A veteran or serviceman who occupies a unit in the project and who, for any reason, wishes to purchase a dwelling structure other than the one in which he resides and who intends to occupy a unit in such dwelling structure.
- Class 4 - A veteran or serviceman who does not reside in the project but who intends to occupy a unit in the dwelling structure to be sold.
- Class 5 - A nonveteran or nonserviceman who occupies a unit in the project and who, for any reason, wishes to purchase a dwelling

[illegible]

1. 1990年12月25日，在“九七”香港回归前，香港各界人士纷纷发表文章，就香港前途问题提出自己的看法。

Mr. Wayne E. Thompson, City Manager - 2

structure to be sold other than the one in which he resides and who intends to occupy in unit in such dwelling structure.

Class 6 - A nonveteran or nonserviceman who does not reside in the project but who intends to occupy a unit in the dwelling structure to be sold.

Sale Plan 2 is used for projects which do not lend themselves to disposition in the above manner, or to dispose of any portion of any project which cannot be offered under Sale Plan 1. Under Sale Plan 2, the property is offered, at a fixed price, to groups of veterans organized on a mutual ownership or cooperative basis.

Sale Plan 3 is a plan for selling, under competitive bidding, to other than preference purchasers. It may be used only after offerings have been made under Sale Plans 1 and 2 and have proved unsuccessful. If, before the housing has been advertised for sale on a competitive bid basis, a Federal, State, or local governing body (other than a public or private agency organized for slum clearance or to provide subsidized housing for persons of low income) requests that the property be sold to it, and such sale may be made at the established price.

The foregoing is intended to answer your questions in a general way only. We have not analyzed the two projects for the purpose of determining which sales plan might apply.

As you know, we have an executed contract which provides for the transfer of the projects to the Housing Authority for low-rent use. We have been authorized by the Commissioner of the Public Housing Administration to extend to November 15, 1954 the time by which the Authority must make a decision as to whether the projects will be accepted. If a firm request for completion of the transfer is not received by that date, we immediately thereafter will undertake to prepare the property for sale as expeditiously as possible.

Please let us know if we can be of further assistance.

Sincerely yours,

Deputy Director

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919

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PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919

COPY

COPY

SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

October 20, 1954

In reply please refer to
SFFO:MGMT:AREA C:CAL-4924

Office of the City Manager
City Hall
Richmond, California

Attention Mr. Garvey

Dear Mr. Garvey:

Pursuant to your telephone request of October 19, for certain information concerning the operation of the Atchison Village if the project is transferred to low-rent use, we submit the following:

1. Section 110 of Part Two of the Administration Contract existing between the Housing Authority of the City of Richmond and the Public Housing Administration covering management of the project after conveyance to low-rent use states: "Within six months following the Conveyance Date, the Local Authority shall initiate a program for the removal of all families residing in the Project on such Date who are ineligible under the provisions of the Enabling Law and this Contract for continued occupancy therein, and shall require such ineligible tenants to vacate their dwellings within eighteen months after the initiation of such program: Provided, That military personnel designated by the Secretary of Defense of the United States of his designee, shall not be subject to such removal until eighteen months after the Conveyance Date."
2. Section 127 of Part Two of the same Contract states: "That if at any time during the Administration Period the Local Authority and the PHA agree that the Project or any part thereof, is no longer suitable for use as low-rent housing, the Project, or such part thereof, shall be sold on such terms as the PHA may prescribe and the proceeds from such sale, after payment of the reasonable expenses thereof, shall be promptly paid to the PHA."

We trust that these Contract references provide you with sufficient information on these subjects. If we can be of any further assistance, please advise us.

Sincerely yours,

/s/ E. Stanton Foster

Deputy Director

copy:be

D(7)

CITY OF RICHMOND
CALIFORNIA

Office of
Wayne E. Thompson
City Manager

August 24, 1953

Dr. A. B. Hinkley, Chairman
Board of Commissioners
Richmond Housing Authority
219 Commercial Street
Richmond, California

Dear Dr. Hinkley:

When Atchison Village and Atchison Village Annex were originally built in 1941 and 1942, the streets were cheaply constructed of thin plant mix surfacing laid on a soft rock base averaging six inches in thickness. The base course itself lies on soft blue silt material.

This construction proceeded over the vigorous protest on the part of representatives of the City of Richmond. The primary objection was to the substandard materials which were used, especially the base rock. The streets were designed by the Federal Works Agency to serve defense housing projects and were not intended for use beyond the emergency war period.

The City Council on November 6, 1950, signed an agreement with the Richmond Housing Authority to accept and maintain all interior streets, roads, alleys, sidewalks and storm and sanitary sewers in all low rent housing project areas requested by the City. Subsequent inspection and drilling of test holes revealed the character of pavement to be decidedly substandard. Now that the City of Richmond is again considering requesting Atchison Village and Atchison Village Annex as low rent housing, we are naturally concerned about the obligation to maintain streets and drainage facilities which are obviously substandard at this time.

We believe that the intent of the agreement was that the City should receive streets which are in good condition and maintain them subsequent to the acceptance of an area as low rent housing.

It is therefore requested that the Richmond Housing Authority make all necessary street and storm drainage repairs in Atchison Village and Atchison Village Annex so that an undue burden will not fall upon the taxpayers of Richmond when this area is acquired for low rent housing.

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Dr. A. B. Hinkley

page 2

August 24, 1953

Our estimated cost of necessary improvements is \$79,800. Attached are revised preliminary cost estimates for the restoration of housing projects. Attached also is an outline of work which is incorporated in the estimate.

Your early consideration of this request will be greatly appreciated. Mr. Edward A. Hoffman, Director of Public Works, and I will be very pleased to discuss this matter with you in more detail at your convenience.

Very truly yours,

City Manager

WT:be
Attachment

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION
San Francisco Field Office
1360 Mission Street
San Francisco 3, California

September 11, 1953

In reply please refer to:
SFFO:MGMT:AREA C:CAL-4924

Housing Authority of the
City of Richmond
Robert D. Lee, Executive Director
219 Commercial Street
Richmond 1, California

Gentlemen:

Your letter of August 26, 1953, asked for our comments on the request of the City of Richmond addressed to your Authority on August 24, 1953, for repairs to the streets of Atchison Village, CAL-4171, and Atchison Village Annex, CAL-4174, such work estimated at \$79,800.00. These two projects being under Administration Contract for transfer to your Authority for low-rent use, we can understand the City's concern over the maintenance of these streets which it agreed to undertake in the Cooperation Agreement entered into on November 6, 1950, relative to your application for such transfer.

However, a review of our files indicates that the streets of these projects were dedicated to the City by Deed of Dedication from the FPHA dated August 27, 1945, and accepted by the City Council by Resolution No. 3663 on September 11, 1945. Since that time these streets have therefore been the property and responsibility of the City and presumably maintained by it rather than by your Authority. We cannot therefore authorize the expenditure of any project funds for repairs to these streets.

Sincerely yours,

E. STANTON FOSTER /s/

Acting Director

[illegible]

1. 2014年12月31日，甲公司“应付账款”科目贷方余额为100万元，其中明细科目贷方余额有80万元，借方余额有20万元；“预付账款”科目借方余额为20万元，其中明细科目借方余额有15万元，贷方余额有5万元。不考虑其他因素，甲公司12月31日资产负债表“应付账款”项目应填列的金额为（ ）万元。
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 B. 100
 C. 105
 D. 120

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HOUSING AUTHORITY OF THE CITY OF RICHMOND
219 Commercial Street
Richmond 1, California

November 4, 1953

Mr. Wayne E. Thompson
City Manager
City of Richmond
Richmond, California

Dear Mr. Thompson:

We thought that you were fully aware of the position of the Public Housing Administration on the repairs of streets in Atchison Village. However, in order to fully clarify the situation we are enclosing a copy of a letter from PHA which calls attention to the fact that the City of Richmond accepted those streets on September 11, 1945, and we are also enclosing a copy of Resolution Number 3663 which was passed by the City Council on September 11, 1945.

The Commissioners, Attorney and Executive Director of the Authority wish to cooperate fully with the City in this matter, as well as all others, and should efforts at the Washington level fail to get the interpretation of Federal Law which you and we desire, the Authority is eager to assist in any way possible to get an amendment to the law which will make it permissible for us to bear the expense.

Sincerely yours,

HOUSING AUTHORITY
City of Richmond

/s/ Robert D. Lee
ROBERT D. LEE
Executive Director

RDL/r
Encs.

RESOLUTION NO. 3663

ACCEPTING DEED OF DEDICATION OF CERTAIN STREETS AND AVENUES
LOCATED IN THE CITY OF RICHMOND

BE IT RESOLVED by the Council of the City of Richmond that certain instrument entitled "Deed of Dedication" dated the 27th day of August, 1945, wherein the United States of America, acting by and through the Federal Public Housing Authority, dedicates for a public use to the City of Richmond, a municipal corporation of the State of California, all those certain streets, avenues, and alleys located in Atchison Village, as shown on map accompanying said instrument, War Housing Project No. CAL-4171, together with all sewer lines and mains located therein, lying and being in the present boundary lines of the City of Richmond, County of Contra Costa, State of California, and more particularly described in said "Deed of Dedication", is hereby accepted, and the Clerk is directed to have it recorded.

I certify that the foregoing resolution was adopted by the Council of the City of Richmond at a regular meeting September 11, 1945 by the following vote:-

Ayes: Councilmen Hinkley, Bradley, Fenner, Scott,
Johnson, Miller, Tiller, Lee, and Erickson.

Noes: None.

Absent:None.

Approved:

C. D. ERICKSON
Mayor

A. C. FARIS
Clerk of the City of Richmond
(SEAL)

Certified as a True Copy

A. C. FARIS /s/
Clerk of the City of Richmond, Calif.

1981

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OUTLINE OF WORK

RESTORATION OF STREET IMPROVEMENTS

ATCHISON VILLAGE & ATCHISON VILLAGE ANNEX

Following is an outline of work to be done in the Atchison Village and Atchison Village Annex housing projects:

1. Bissell Avenue crown to be built up approximately three inches with asphalt concrete from Garrard Boulevard to Collins Street and the portion to the east of Collins Street to be regraded and surfaced.
2. Chanslor Avenue - The following portions are to be re-paved: Approximately 100 feet between Curry Street and Garrard Boulevard and the intersection of Curry and Chanslor approximately 150 feet near Chanslor Avenue and Follett Street. The remainder of the street to be re-surfaced.
3. Curry Street crown to be built up approximately 2-1/2 inches with asphalt concrete.
4. Collins Street to be built up approximately 2-1/2 inches with asphalt concrete.
5. Follett Street to be built up approximately 2 inches with asphalt concrete.
6. Chanslor Circle to be resurfaced with approximately 2 inches of asphaltic concrete.
7. Turnouts, cul-de-sacs and courts to be surfaced with 2 inch asphalt concrete.
8. Catch basins and culverts to be installed at the intersection of Chanslor Avenue and Curry Street.
9. Concrete curbs, gutters and sidewalks to be installed at various places to correct the poor grades.

TEF:jan
8/20/53

PRELIMINARY COST ESTIMATE - REVISED

RESTORATION OF STREET IMPROVEMENTS

ATCHISON VILLAGE HOUSING PROJECT

ITEM NO.		UNIT COST	QUANTITY	TOTAL
1	*Crusher Run Base	\$ 4.00	1,123 tons	\$ 4,492.00
2	**Asphalt Concrete Type "B"	8.00	5,730 tons	45,840.00
3	4" Concrete Curb	0.50	5,390 lin ft	2,695.00
4	Removal Concrete Curb	0.30	2,000 lin ft	600.00
5	Removal Concrete Gutter	0.30	4,000 sq ft	1,200.00
6	Removal Concrete Sidewalk	0.15	1,000 sq ft	150.00
7	Concrete Curb	1.30	2,000 Lin ft	2,600.00
8	Concrete Gutter	0.55	4,000 sq ft	2,200.00
9	Concrete Sidewalk	0.50	1,000 sq ft	500.00
10	Corrugated Metal Pipe 18"	5.50	123 Lin ft	676.50
11	Catch Basin	200.00	2	400.00
12	Junction Box	200.00	1	200.00

		\$61,553.50
	Contingencies 10%	6,155.35
		67,708.85
	Engineering & Inspection 5%	3,385.44
	TOTAL	\$71,094.29
	SAY	71,000.00

*Includes Excavation

** Includes tack coat and prime
coat cost.

/s/ Edward A. Hoffman
Director of Public Works

DATED; August 14, 1953

ir

Reference: Preliminary Estimate Book No. 3,
Page 11

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right).$$

It is shown that this function is continuous and satisfies the functional equation

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (1)$$

for all x in the interval $[0, 1]$. The function $f(x)$ is also shown to be differentiable at $x = 0$ and $x = 1$.

2. In the second part of the paper, the function $f(x)$ is extended to the interval $[-1, 1]$ by defining

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (2)$$

for x in $[-1, 0]$. It is shown that this extension is also continuous and satisfies the functional equation

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (3)$$

for all x in $[-1, 1]$. The function $f(x)$ is also shown to be differentiable at $x = -1$ and $x = 1$.

3. In the third part of the paper, the function $f(x)$ is extended to the interval $[-2, 2]$ by defining

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (4)$$

for x in $[-2, -1]$. It is shown that this extension is also continuous and satisfies the functional equation

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (5)$$

for all x in $[-2, 2]$. The function $f(x)$ is also shown to be differentiable at $x = -2$ and $x = 2$.

4. In the fourth part of the paper, the function $f(x)$ is extended to the interval $[-3, 3]$ by defining

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (6)$$

for x in $[-3, -2]$. It is shown that this extension is also continuous and satisfies the functional equation

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (7)$$

for all x in $[-3, 3]$. The function $f(x)$ is also shown to be differentiable at $x = -3$ and $x = 3$.

5. In the fifth part of the paper, the function $f(x)$ is extended to the interval $[-4, 4]$ by defining

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (8)$$

for x in $[-4, -3]$. It is shown that this extension is also continuous and satisfies the functional equation

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (9)$$

for all x in $[-4, 4]$. The function $f(x)$ is also shown to be differentiable at $x = -4$ and $x = 4$.

6. In the sixth part of the paper, the function $f(x)$ is extended to the interval $[-5, 5]$ by defining

$$f(x) = \frac{1}{2} \left(f\left(\frac{x}{2}\right) + f\left(\frac{x+1}{2}\right) \right) \quad (10)$$

for x in $[-5, -4]$. It is shown that this extension is also continuous and satisfies the functional equation

PRELIMINARY COST ESTIMATE
RESTORATION OF STREET IMPROVEMENTS
ATCHISON VILLAGE ANNEX HOUSING PROJECT

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	TOTAL
1	Asphalt Concrete Type "B"	\$8.00	900 tons	\$ 7,200.00
2	4" Concrete Curb	0.50	323 lin ft	186.50
3	Manhole	250.00	1	250.00
Contingencies 10%				<u>\$ 7,636.50</u> 763.65
Engineering and Inspection 5%				<u>8,400.15</u> 420.00
TOTAL				\$ 8,820.15
SAY				<u><u>8,800.00</u></u>

DATED: August 20, 1953

jan

/s/ Edward A. Hoffman
Director of Public Works

CITY OF RICHMOND

Inter-Office Memorandum

September 29, 1953

TO: C. A. Pitchford
FROM: Edward A. Hoffman, Director of Public Works
SUBJECT: ATCHISON VILLAGE STORM DRAINAGE

Reference is made to your memorandum dated September 16, 1953 referring to seasonal storm water flooding of Chanslor Avenue in Atchison Village Annex, and enclosing photos of flooded areas taken by Mrs. Edra Robertson of 80 Garrard Boulevard.

We are well aware of the flooding which occurs every year during heavy rain storms. The Housing Authority has been urged on numerous occasions for the past four years to take certain specific steps to remedy the situation. The point of concentration for the impounded storm water occurs at the intersection of Chanslor Avenue and Curry Street, where the existing catch basin and sewer outfall are inadequate to handle the water.

In November, 1950, we urged the Housing Authority to install additional and larger sized catch basins at this intersection and pointed out that an existing 12-inch sewer was completely blocked and that two other 27-inch diameter sewers were in need of cleaning and repair.

The two 27-inch sewers flow southerly under the tracks of the Santa Fe Railroad, thence south along Canal Street, and eventually into the head of the Santa Fe Channel south of Cutting Boulevard. When these outfall sewers are clogged, the entire system fails to function.

Attached hereto is a copy of Drawing No. 6-D-1012 dated November 20, 1950, indicating the work recommended to be done at the intersection of Chanslor Avenue and Curry Street to relieve the situation. The existing structures, which are inadequate, were constructed by the Government to drain the entire area, and it remains their responsibility to see that it functions properly. Prior to construction of the outfall drainage culverts, there was an open ditch extending southerly through Atchison Village Annex which has since been entirely eliminated.

It is recommended that the Housing Authority again be urged to clean out the existing culverts and install new catch basins and appurtenant facilities in accordance with said Drawing No. 6-D-1012.

/s/ Edward A. Hoffman
EDWARD A. HOFFMAN
Director of Public Works

ACW:ig
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ESTIMATED COSTS TO BRING ATCHISON VILLAGE AND ANNEX UP TO
REQUIRED BUILDING STANDARD FOR THE CITY OF RICHMOND

ATCHISON VILLAGE

162 Buildings
450 Units

Vent all stoves, 450 units @ \$12.00 each \$ 5,400.00

No other required corrections.

ATCHISON VILLAGE ANNEX

Concrete footings required under 50 buildings

8 - 1 bedroom
33 - 2 bedroom
13 - 3 bedroom

232 cubic yeards concrete	\$ 2,890.00
Forms & labor for battered footings 12" wide at bottom to 6" at top and 12" high	7,550.00
Excavation of footings	1,500.00
Redwood mudsill & bolts	1,150.00
Reinforcing steel	825.00
Plywood siding & labor	<u>900.00</u>

Total estimate of costs of footings - Approx. \$ 15,000.00

Vent all stoves - 100 units @ \$12.00 each	1,200.00
Total estimated cost to standardize	16,200.00

Total cost Village and Annex \$ 21,600.00

The walls of all Annex buildings consist of 2 x 3 studs spaced 24 inches on center. Building Code requires 2 x 4 studs at 16 inches on center. To make these walls conform to required standards would necessitate removal of all interior wall covering and would involve a large expenditure at no great gain.

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100-111 NORTHWEST AREA 100-112
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100-115 NORTHWEST AREA 100-116

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HOUSING AUTHORITY
Of The
CITY OF RICHMOND

Administration Building
219 Commercial Street
Near Ohio Avenue
Richmond 1, California

November 25, 1953

Mr. F. J. Simoni
Assessor and Tax Collector
City of Richmond
Richmond, California

Dear Mr. Simoni:

The Public Housing Administration has authorized the Housing Authority of the City of Richmond to make Payments in Lieu of Taxes for the period ending September 30, 1953 for Projects Cal. 10-1 and 10-2 in the amount of \$6,455.00.

Since this payment is based on a percentage and not on assessed valuations, the problem of an equitable distribution of the money between the City of Richmond and the County of Contra Costa must be resolved.

Following the procedure of previous years, basing the distribution on the payments made for the leased projects where assessed valuations are used, the following distribution results:

City of Richmond	\$1,795.05
County of Contra Costa	<u>4,659.95</u>
	\$6,455.00
County General Fund	\$1,674.79
Richmond Elem. School Dist.	1,054.28
Richmond High School Dist.	1,280.20
East Bay Mun. Util. Dist.	301.31
West C. C. Hospital	158.81
C. C. Jr. College	265.43
S. W. Water Dist.	17.67
C. C. Flood Control	<u>7.46</u>
	\$4,659.95

May we have a letter of concurrence from you if this distribution is acceptable.

Very truly yours,
HOUSING AUTHORITY
City of Richmond
ROBERT D. LEE
Executive Director
By /s/ W. H. Henry, Comptroller

WHH:s

October 22, 1954

TO: John J. Garvey, Research Assistant
FROM: Forrest J. Simoni, Assessor & Tax Collector
SUBJECT: Market Value - Atchison Village and
Atchison Village Annex

In compliance with your request, we wish to advise you that, based on the otherwise assessable value upon which in lieu of tax payments are predicated, it would indicate that Atchison Village and Atchison Village Annex have a combined present market value in excess of \$4,000,000.00.

Forrest J. Simoni
Assessor & Tax Collector

FJS:AF

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